

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF SEPTEMBER 28, 2005

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 04-03 AMENDMENT – A REQUEST TO CLARIFY THE EIGHT FOOT PORCH REQUIREMENT FROM THE CONDITIONS OF APPROVAL, REAR-LOADED GARAGE SETBACKS REQUIREMENTS FROM THE PLANNED COMMUNITY DOCUMENT AND A MODIFICATION OF SIDE ELEVATIONS AND FLOOR PLANS FOR PRIVACY ISSUES.

SUMMARY

The applicant is requesting adjustments to the approved Precise Plan of Design (PPD) No. 2004-0003. The three items for adjustments are eight foot porches, rear-loaded garage setbacks, and modification of side elevations based on floor plan changes.

RECOMMENDATION

Staff recommends that the Planning Commission approve Precise Plan of Design No. 04-03 Amendment based on the Findings, and subject to the attached Conditions of Approval (Attachment A).

PERTINENT DATA

Applicant: KB Home of Greater Los Angeles, Inc.

General Plan: Mixed Use

Zoning: Planned Community (PC)

Site: The 37.59 acre subject property is located on the south side of Mission Road between California Street to the east and the Edison Easement and Pepper Way to the west. The project site includes existing and abandoned agricultural land.

Topography: Relatively flat

Vegetation: Rough graded and absent of vegetation at this time

BACKGROUND AND EXISTING SETTING

Background

On September 28, 2004, the City Council approved the above referenced project as a part of the General Plan Amendment (GPA) No. 04-01, Zone Change (ZC) No. 04-01 and Tract Map No. 16730 to subdivide a 37.59 acre property for the purpose of developing 227 single-family detached residences, three parks, and open space, which includes a trail system.

During the month of June and July, American Pacific Homes sold Tract Map No. 16730 (Mission Creek) to KB Home Greater Los Angeles, Inc.

After the purchase of the project, KB Home analyzed the Conditions of Approval and Planned Community Document. A portion of the two documents do not correctly correspond with the approved elevations and the applicant is requesting clarifications and amendments.

Existing Setting

The current project site has been rough graded with major infrastructures installed with road improvements along Mission Road.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

Project was previously approved and a Mitigated Negative Declaration was adopted for General Plan Amendment (GPA) No. 04-01, Zone Change (ZC) No. 04-01, Tentative Tract Map 16730 (TTM) No. 04-01 & Precise Plan of Design (PPD) No. 04-03. The requested clarification and amendments fall within the scope of the environmental document and as such, no further environmental analysis is required.

ANALYSIS

Eight Foot Porch

The project consists of 227 single-family residences along Mission Road in the City of Loma Linda. The project was approved with front and alley loaded products with porches ranging from five to eight feet in depth on ten different plans (a total of 30 different elevations). The Condition of Approval number 1.34 states that all porches shall be 8 feet in depth with the exception of lots 190 through 199 and 220 through 227.

The following table shows the porches that were approved by the City Council on September 28, 2004 for all ten (10) plans (30 elevations) and indicates the plans that are proposed for modification.

| Plan | Elevations | Porch (ft) | Meet Conditions of Approval |
|-------------|-----------------------|-------------------|------------------------------------|
| 1 | A) Early California | 5 & 8 | Yes |
| | B) American Farmhouse | 5 & 8 | Yes |
| | C) Craftsman | 5 & 8 | Yes |
| 2 | A) Early California | 5 & 8 | Yes |
| | B) American Farmhouse | 5 & 8 | Yes |
| | C) Craftsman | 5 & 8 | Yes |
| 3 | A) Early California | 6 Wrap-Around | No |
| | B) American Farmhouse | 6 Wrap-Around | No |
| | C) Craftsman | 6 Wrap-Around | No |
| 4 | A) Early California | 5 | No |
| | B) American Farmhouse | 5 & 8 | Yes |
| | C) Craftsman | 5 & 8 | Yes |
| 5 | A) Early California | 5 & 7 | No |
| | B) American Farmhouse | 5 & 7 | No |
| | C) Craftsman | 5 & 7 | No |
| 6 | A) Early California | 5 | No |
| | B) American Farmhouse | 5 & 8 | Yes |
| | C) Craftsman | 5 | No |
| 7 | A) Early California | 14.66 | Yes |
| | B) American Farmhouse | 14.66 | Yes |
| | C) Craftsman | 14.66 | Yes |
| 8 | A) Early California | 5 & 8 | Yes |
| | B) American Farmhouse | 5 & 8 | Yes |
| | C) Craftsman | 5 & 8 | Yes |
| 9 | A) Early California | No Porch | No |
| | B) American Farmhouse | No Porch | No |
| | C) Craftsman | No Porch | No |
| 10 | A) Early California | 10 | Yes |
| | B) American Farmhouse | 10 | Yes |
| | C) Craftsman | 10 | Yes |

The applicant has reviewed the elevations and found that Plans 3 (A, B, C), Plan 4 (A), Plan 5 (A, B, C), and Plan 6 (A, C) do not offer an eight foot porch option and Plan 9 does not offer porches at all by design. Per the condition, the applicant calculates that

approximately 50% of the project will have an eight foot porch, some by previously approved design and others by difficulty in modifying the roofline and losing the overall character and particulars of the architectural design.

Staff reviewed the minutes of the July 7, 2004 Planning Commission meeting and found that the intent was to provide adequate outdoor seating area within the front-yard for private use. Staff and the former applicant, Mr. John Snell, recall the intent of the conditions was to provide an eight foot porch where possible based on the approved plans where available (e.g., Plan 9 has no porch option). The applicant will construct an eight (8) foot porch whenever plans are designed with eight foot porches. Additionally, the Commission may require the applicant to incorporate a courtyard in front of Plan 9 to provide an outdoor living space.

Rear-Loaded Garage Setback

As a part of the approved project conditions, the Mission Creek tract 16730, Planned Community Document, Item No 5 (Setbacks) identifies the rear-yard setback from the garage plane to the property line shall be at a minimum of eleven (11) feet. Based on the changes made by the Planning Commission On July 7, 2004, this section applies only to Plans 1 and 2 rear-loaded single-story structures. The single-story plan required additional room to provide same square footage originally proposed as a two-story unit by pushing the portion of the garage toward the rear-yard and creating a staggered garage. Based on the staggered garage, the required rear-yard setback identified in the Planned Community Document cannot be met. As a result, the approved single-story plans with staggered garages will have a sixteen (16) foot setback and a four (4) foot setback at an average of ten (10) feet. Staff acknowledges that the intent of the Planned Community Document was to provide adequate "non-garaged" parking in front of the garages and to create a single-story plan from a two-story plan while providing the same usable square footage for each unit. Therefore, the intent of the condition is met and the plans with staggered garages will have on average a ten (10) foot rear-yard setback (deficiency of one foot) to the garage plane.

Modifications of Side Elevation and Floor Plans

The plans were originally designed with a side-yard setback of five feet from the structure to the side-yard property line. However, the Condition of Approval No. 1.24 requires that a minimum of ten (10) foot usable side-yard is required for all front and rear loaded plans (excluding houses facing Mission Road) by placing the usable area all on one side of the property. This results in five feet of useable side-yard within one property and the other five feet in adjoining property. This configuration creates a privacy issue between the two future property owners. The applicant is proposing to mitigate this issue by altering (reducing and raising) the size and location of the windows. Additionally, the changes will result in floor plan modifications, layout, and new flow to the design. A table is attached to clearly identify all of the changes per floor plan in all 30 elevations (Attachment C).

FINDINGS

1. *That the proposed project is consistent with the General Plan and Zoning designations.*

The development is consistent with Goal No. 6 in the General Plan that states that housing opportunities in diverse styles and types in a variety of locations for all economic segments of the community and for all persons are necessary. It is also consistent with Policy No. 5 in the General Plan indicates that conventional housing tracts consisting of single-family residential detached structures, situated on individual lots will be provided in different locations throughout the community. The proposed project is designed in accordance with the Loma Linda Municipal Code, Chapter 17.70 and is consistent with all provisions contained in the General Plan. Additionally, this project is for an amendment to a previously approved project and will meet or exceed all of the development requirements of the City of Loma Linda.

2. *The design of the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

No natural vegetation or wildlife is present on the site of the proposed 227-unit subdivision. The environmental survey by Michael Brandman and Associates prepared in 2003, lists no Federal or State listed endangered species as occurring on the subject site. As a result, development of the subject property with the amendment is not anticipated to result in any substantial environmental damage or injure fish and wildlife or their habitat.

3. *The design of the proposed improvements is not likely to cause serious public health problems.*

The proposed 227-unit subdivision is a permitted use for the Planned Community (PC) district. The design of the houses is compatible with other single-family homes in the surrounding neighborhood to the north, west and east. There are no impacts identified that could cause serious public health problems due to the proposed project.

CONCLUSION

The proposed amendment is a request to clarify the Conditions of Approval and the Planned Community Document compare to the Planning Commission approved elevations and design of the structures.

Respectfully Submitted,



H. P. Kang
Senior Planner

ATTACHMENTS

- A. Conditions of Approval
- B. Planned Community Document
- C. Amendment Table

CITY OF LOMA LINDA
PLANNING COMMISSION

APPROVED DENIED

CONTINUED

TO: _____

AT THE MEETING OF:

October 5, 2005

BY: _____

PLANNING COMMISSION SECRETARY

Attachment A

Conditions of Approval

**PPD No. 04-03A
September 28, 2005**

CONDITIONS OF APPROVAL

TENTATIVE TRACT MAP 16730 AND PRECISE PLAN OF DESIGN 04-03 AMENDMENT

The following condition shall be applied to the Tentative Tract Map No. 16730 and Precise Plan of Design No. 04-03 Amendment.

- 1.34 All porches shall be 8 feet in depth ***where possible by design and lot size*** with the exception of the following lots:

Lots 190-199

Lots 220-227

Additionally, the applicant shall incorporate a courtyard in front of Plan 9 to provide an outdoor living space 9. (Modified by PC on 9/28/05)

Attachment B

Planned Community Document

**PPD No. 04-03A
September 28, 2005**

**Mission Creek
Tract 16730
Planned Community Document Amendment**

5. Setbacks

Mission Road Residences: The total sideyard setback (both sides of any residence) shall be no less than 25' with a minimum on any side of 10 feet to the livable space, 8 feet for garages, fire places or media niches. The Front yard setbacks shall be no less than 14' to the front plane of the livable space of the dwelling unit. Rearyard setbacks shall be no less than 16' from the rear property line to the rear plane of the livable space unit or to the front plane of the garage door.

Interior Residences with Front Garages: The front yard setback shall be no less than 10' from the front property line to the front plane of the livable space of the dwelling unit, no less than 6' to a covered porch and no less than 16' to the front plane of the garage door. The sideyard setback shall be no less than 3' from the property line for fireplace and media niche pop-outs and 5' minimum for living space. Typical lots shall have a use easement on the non-usable side (garage side) of their yard for the benefit of the neighboring property and shall have the benefit of a use easement on the usable side of their yard, allowing each unit to have a useable side yard with a minimum dimension of 7 feet. Rearyard setbacks shall be no less than 13' from the rear property line to the dwelling unit and 4' to a covered patio. Lots that are on corners or of irregular shape may have a corner of the dwelling unit or the garage encroach into a front or rear setback by up to 2'.

Interior Residences with Rear Garages: The front yard setback shall be no less than 7' from the front property line to the front plane of the livable space of the dwelling unit and no less than 4' to a covered porch. The sideyard setback shall be no less than 3' from the property line for fireplace and media niche pop-outs and 5' minimum for living space. Typical lots shall have an use easement on the non-usable side (garage side) of their yard for the benefit of the neighboring property and shall have the benefit of a use easement on the usable side of their yard, allowing each unit to have a useable side yard with a minimum dimension of 7 feet and at a usable area with minimum dimensions of 10' by 15' along the side or rear of each unit. Rearyard setbacks shall be no less than 11' from the rear property line to rear plane of the garage door **(except for Plans 1 and 2 rear loaded garage which may have an average of ten feet and a minimum of four and sixteen feet)**. Lots that are on corners or of irregular shape may have a corner of the dwelling unit or garages encroach into a front or rear setback, as approved by the City of Loma Linda.

(Modified by PC on 9/28/05)

Attachment C

Amendment Table

**PPD No. 04-03A
September 28, 2005**

PPD No. 04-03 Amendment
Attachment C - Amendment Table

| Plan | Elevation | 1st Floor Plan | 2nd Floor Plan | Front Elevation | Right Elevation | Left Elevation | Rear Elevation |
|------|--------------------|--|-----------------------------------|--|--|---|---|
| 1 | Early California | n/c | n/a | n/c | smaller windows | add mandoor | n/c |
| | American Farmhouse | n/c | n/a | n/c | smaller windows | add mandoor | n/c |
| | Craftsman | n/c | n/a | n/c | smaller windows | add mandoor | n/c |
| 2 | Early California | n/c | n/a | n/c | smaller windows | add mandoor | n/c |
| | American Farmhouse | n/c | n/a | n/c | smaller windows | add mandoor | n/c |
| | Craftsman | n/c | n/a | n/c | smaller windows | add mandoor | n/c |
| 3 | Early California | relocate powder rm | n/c | add fake upstairs window | smaller windows | elemenate one window (garage door on corner lots) | window instead of garage door if corner lot (Lot 227 only) |
| | American Farmhouse | relocate powder rm | n/c | add fake upstairs window | smaller windows | elemenate one window (garage door on corner lots) | window instead of garage door if corner lot (Lot 227 only) |
| | Craftsman | relocate powder rm | n/c | n/c | smaller windows | elemenate one window (garage door on corner lots) | window instead of garage door if corner lot (Lot 227 only) |
| 4 | Early California | relocate kitchen and great room and redesign powder room | n/c | n/c | smaller windows and add mandoor | add window to match floor plan | n/c |
| | American Farmhouse | relocate kitchen and great room and redesign powder room | n/c | n/c | smaller windows and add mandoor | add window to match floor plan | n/c |
| | Craftsman | relocate kitchen and great room and redesign powder room | n/c | n/c | smaller windows and add mandoor | add window to match floor plan | n/c |
| 5 | Early California | n/c | n/a | n/c | n/c | smaller windows (corner lots w/no changes) | n/c |
| | American Farmhouse | n/c | n/a | n/c | n/c | smaller windows (corner lots w/no changes) | n/c |
| | Craftsman | n/c | n/a | n/c | n/c | smaller windows (corner lots w/no changes) | n/c |
| 6 | Early California | redesign kitchen and relocate powder room | reorient laundry entry | n/c | smaller windows and add mandoor if w/two sideyards | adjust windows to match floor plan | add window and adjust windows |
| | American Farmhouse | redesign kitchen and relocate powder room | reorient laundry entry | n/c | smaller windows and add mandoor if w/two sideyards | adjust windows to match floor plan | add window and adjust windows |
| | Craftsman | redesign kitchen and relocate powder room | reorient laundry entry | n/c | smaller windows and add mandoor if w/two sideyards | adjust windows to match floor plan | add window and adjust windows |
| 7 | Early California | redesign kitchen/great room/bedroom 4 | redesign master bath and hall way | increas window size | smaller windows and add windows (add mandoor if two sideyard) | add window | adjusrt location of door and add window |
| | American Farmhouse | redesign kitchen/great room/bedroom 5 | redesign master bath and hall way | increas window size | smaller wiindows and add windows (add mandoor if two sideyard) | add window | adjusrt location of door and add window |
| | Craftsman | redesign kitchen/great room/bedroom 6 | redesign master bath and hall way | increas window size | smaller wiindows and add windows (add mandoor if two sideyard) | add window | adjusrt location of door and add window |
| 8 | Early California | redesign kitchen/great room/bedroom 4 | redesign all upstairs | change door to option and replace w/window | smaller windows and add small windows | add and relocate windows and entry | add windows and relocate door and eliminate upstairs window |
| | American Farmhouse | redesign kitchen/great room/bedroom 5 | redesign all upstairs | change door to option and replace w/window | smaller windows and add small windows | add and relocate windows and entry | add windows and relocate door and eliminate upstairs window |
| | Craftsman | redesign kitchen/great room/bedroom 6 | redesign all upstairs | change door to option and replace w/window | smaller windows and add small windows | add and relocate windows and entry | add windows and relocate door and eliminate upstairs window |
| 9 | Early California | adjust kitchen counter | n/c | n/c | n/c | n/c | n/c |
| | American Farmhouse | adjust kitchen counter | n/c | n/c | n/c | n/c | n/c |
| | Craftsman | adjust kitchen counter | n/c | n/c | n/c | n/c | n/c |
| 10 | Early California | n/c | n/c | n/c | n/c | n/c | n/c |
| | American Farmhouse | n/c | n/c | n/c | n/c | n/c | n/c |
| | Craftsman | n/c | n/c | n/c | n/c | n/c | n/c |